

MINUTES

STATE BUILDING COMMISSION MEETING

APRIL 8, 2010

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:08 a.m.	Military Department	General Max Haston
11:11 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:15 a.m.	Department of Safety	Colonel Mike Walker
11:50 a.m.	Department of Veterans Affairs	Commissioner John Keys
12:12 p.m.	University of Tennessee	Dr. Jan Simek
12:32 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
12:45 p.m.	Department of Finance and Administration	
12:49 p.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Kent Williams, Speaker of the House of Representatives

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Alan Robertson, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
David Thurman, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
John Carr, Finance and Administration
Nancy Blevins, Department of Finance and Administration

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Felenceo Hill, Department of Finance and Administration
Dottie Hagood, Real Property Administration
Susan Kimbro, Real Property Administration
Penny Stafford, Real Property Administration
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Gary Rogers, University of Tennessee
Chuck Taylor, Department of Veterans Affairs
Paul Degges, Department of Transportation
Alan Durham, Department of Transportation
Cleve Salmon, Real Property Administration
Bill Finney, Real Property Administration
LTC Barry Buntin, Military Department
Norman Nash, Department of Veterans Affairs
Frank Salvas, Federal Department of Veterans Affairs
Ryan Gooch, Department of Economic & Community Development
Kim Adkins, The Capitol Strategy Group
Stacey Patterson, University of Tennessee
John Fisher, Fisher + Associates
John Gromos, Turner Group
Pat Miller, Governor's Office
Gregory Wilgocki, East Tennessee State University
Ginger Bean, Tennessee Board of Regents
Carolina Every, Heery International
Molly Cripps, Department of Economic & Community Development
Katie Southworth, Department of Economic & Community Development
Capt Bob Brown, Department of Safety
Capt Dereck Stewart, Department of Safety
David McGaw, Faithful + Gould
Bruce Davis, Legislative Budget Office
Kelly Headden, AMA
Bill Blankenship, AMA
Dale Randels, Pinnacle
Scott Boelscher, THEC
Randall Gentry, UTRF
Paula Flowers, UTRF
Mike Fowler, Ross Fowler
David Collins, McCarty Holsaple McCarty

Lt. Governor Ramsey called the meeting to order at 11:08 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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MILITARY DEPARTMENT

11:08 a.m.

General Haston requested action on the following matters.

KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **TEMA Building 310 Codes Renovation** at Knoxville, to include reroofing, flashing and trim for the Communications & Storage Building, with work to be accomplished within the project budget.

Estimated Project Cost: \$550,000.00
SBC Project No. 361/047-02-2007

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a project for **Two Smoking Shelters** at Houston Barracks, Nashville, with project to be bid through the Department of General Services' Purchasing Division.

Estimated Project Cost: \$28,000.00
SBC Project No. 361/067-02-2010

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DEPARTMENT OF TRANSPORTATION

11:11 a.m.

Commissioner Nicely requested action on the following matter.

I-65 ARDMORE WELCOME CENTER, GILES COUNTY, TENNESSEE

- 1) Commissioner Nicely presented a request for approval of a grant, in an amount not-to-exceed \$188,058.00, to the South Giles Utility District for reimbursement of actual cost of the design and installation of a 6" water line for fire protection to the **I-65 Ardmore Welcome Center**, Giles County, Tennessee. Treasurer Lillard asked how long the water line was, and was told "2400 feet". Lieutenant Governor Ramsey asked if other people will be able to tie on to this line, and was told "yes". Treasurer Lillard said he assumed it to be a reasonable cost per linear foot. Mr. Fitts responded that the intent was to reimburse them for their actual cost and that competitive bidding will be used. After discussion, the request was approved as presented.

Estimated Project Cost: \$2,950,000.00
SBC Project No. 243/020-01-2009

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DEPARTMENT OF SAFETY

11:15 a.m.

Colonel Walker requested action on the following matter.

STATEWIDE

- 1) Colonel Walker presented a request for approval of a project, acknowledgment of the source of funding and approval to issue a Request for Proposals for Design/Build Alternative Delivery Method for **Radio Tower Replacement** for the Department of Safety, statewide, and selection of a designer to assist in the development of the RFP and program and in administration of the project.

Colonel Walker stated that the Department was prepared to give a presentation of the critical radio communications upgrades as requested by the Commission at their previous meeting. He proceeded with a power point presentation outlining the problems and deficiencies of the aged, out-dated towers. Treasurer Lillard asked if these towers were being built for the public and local agencies' use as well, and was told "yes". Colonel Walker responded that there are no local municipal towers and most don't come close to meeting the need, and that inner operability is important. Comptroller Wilson commented that these towers are needed regardless of the new system, which Colonel Walker confirmed. Secretary Hargett asked for assurance that a maintenance schedule be lined up so that the same situation doesn't happen again. Colonel Walker responded that they would be following SEC guidelines and consulting with various expert groups to insure compliance. After discussion, the project was approved with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$1,675,000.00
SBC Project No. 502/001-01-2010

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DEPARTMENT OF VETERANS AFFAIRS

11:50 a.m.

Commissioner Keys requested action on the following matter.

EAST TENNESSEE VETERANS' CEMETERY, KNOXVILLE, TENNESSEE

- 1) Commissioner Keys presented a request for approval to allocate funding for **Expansion** of the East Tennessee Veterans' Cemetery, Knoxville, authorization to proceed with bidding the project with the understanding that Federal funds will replace State funds during FY 2011, and approval of the Early Design Phase as presented by McCarty-Holsaple-McCarty / Ross-Fowler, a joint venture. He recognized the designers who presented the Early Design Phase.

Commissioner Keys stated that a partial grant is available this fiscal year (\$2.4 million) and an additional Federal grant is anticipated in the Federal FY 2011 budget. In order to accommodate the projected schedule, it is imperative that the project be bid before July 2010 because the current East TN Cemetery is anticipated to run out of burial plots in March 2011. Commissioner Keys explained that, in order to meet this schedule, it is necessary to influx State funds until the additional Federal funds become available. When the Federal funds are in place, the State funds will be reversed out of the project, except for the cost associated with the Lakeshore effort.

The Commissioner then introduced Frank Salvas, Cemetery Grants Director with the USDVA, who was recognized by the Commission. Mr. Salvas complimented the State's staff on their involvement with the process. He said he was there to voice his support for this worthy project. He explained that his office fully funds each project that the Secretary approves. Normally, the VA doesn't commit to putting equipment into the buildings, but they have committed to Commissioner Keys that they would participate due to the importance of this project. He said he has to have documents in his office by July 15, 2010 in order for them to be approved by September 30, 2010. He said he was there to assure them that he was doing everything in his power in order to fully fund this project. He added that he cannot commit at this time to fully fund the project, but if they would approve the bridge funding, they should be able to approve the grant in August or September. He recommended that when the 2011 priority list comes out, the Tennessee project will either be #1 or #2, and they will identify the total amount of the project after July 1, 2010. Comptroller Wilson asked if the State of Tennessee was acting in compliance with all federal requirements. Mr. Salvas responded "yes", that the manner in which the Department was maintaining their cemeteries was commendable. After discussion, Commissioner Key's request was approved as presented.

Estimated Project Cost:	\$6,500,000.00
<i>SBC Project No.</i>	<i>682/000-03-2006</i>

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UNIVERSITY OF TENNESSEE

12:12 p.m.

Dr. Simek requested action on the following matters.

WEST TENNESSEE SOLAR FARM, HAYWOOD COUNTY, TENNESSEE

- 1) Dr. Simek presented a request for acknowledgment or approval of the agreements between the Department of Economic & Community Development (ECD) and the University of Tennessee, and between the University of Tennessee and the University of Tennessee Research Foundation (UTRF) concerning the management and development of the **West Tennessee Solar Farm Array** located in Haywood County, and approval to issue an RFP for design, procurement, installation, operation/maintenance support services and related Utility System Impact Study, and approval to issue an RFP for design and installation of transmission equipment and facilities to deliver power to the TVA grid.

He introduced Stacey Patterson who made a brief power point presentation. She stated that the first RFP is for services to design, install, and operate a photovoltaic power generating system at the West Tennessee Solar Farm in Haywood County. A system impact study to determine the optimal transmission path and equipment design for delivery of power through the Chickasaw Electric Cooperative's system to the TVA grid will be included in the scope of work to be provided by the successful proposer. After completion of the system impact study, a separate RFP will be issued for the design and installation of equipment and facilities necessary to deliver power to the TVA grid. She mentioned that a lease of the land to the UTRF by UT is needed and will be presented to the Executive Subcommittee to review and approve at the scheduled April 19 meeting. Treasurer Lillard stated that they have not reviewed the two RFPS's and would like to do so prior to issuance. The Commission acknowledged receipt of the grant agreements between ECD and UT, and between UT and UTRF. Comptroller Wilson asked that they have a copy of the underlying grant agreement between the federal government and ECD. The Commission then referred the matter of issuance of the RFP's to the Subcommittee, with authority to act.

Estimated Project Cost: \$31,000,000.00
SBC Project No. 540/000-01-2010

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UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$3,800,000.00 to \$7,300,000.00 (\$3,500,000.00 increase) for **Golf Team Facility** at the University of Tennessee at Knoxville, to include a golf team building and equipment shed.

Revised Estimated Project Cost: \$7,300,000.00

SBC Project No. 540/009-06-2001

- 2) Approved a request to utilize Best Value Option 3 Delivery Method and Commissioning Services for the **Music Center** at the University of Tennessee at Knoxville, and approval of the Early Design Phase as presented by the joint venture architects Barber McMurry / Blankenship & Partners.

Estimated Project Cost: \$40,000,000.00

SBC Project No. 540/009-28-2007

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TENNESSEE BOARD OF REGENTS

12:32 p.m.

Chancellor Manning requested action on the following matters.

Statewide

- 1) Approved a request to allocate funding in the amount of \$500,000 for **Management Assistance Statewide**.

Estimated Project Cost: \$500,000.00
SBC Project No. 166/000-02-2008

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request to cancel a project for **Yoakley Hall Renovation** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$1,220,000.00
SBC Project No. 166/005-07-2008

- 2) Approved a request to cancel a project for **Sneedville Community Health Center** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$184,882.00
SBC Project No. 166/005-07-2009

- 3) Approved the authorization to award a construction contract to Burwil Construction for **HVAC Repair and Replacement** at East Tennessee State University in Johnson City, Tennessee based upon Proposals received March 18, 2010 and subsequent bids from top Best Value #1 proposers.

Estimated Project Cost: \$6,000,000.00
SBC Project No. 166/005-06-2009

- 4) Approved a project, acknowledgment of source of funding, approval to include commissioning, and approval to issue a Request for Proposals for a Construction Manager/General Contractor for **CoM Building 119 Research Labs Renovations** at East Tennessee State University in Johnson City, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$9,127,000.00
SBC Project No. 166/005-03-2010

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request to issue a Request for Proposals for Best Value Option #1 Alternative Delivery Method for **Parking and Transportation Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$22,000,000.00
SBC Project No. 166/009-01-2003

Tennessee State University, Nashville, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **CARP Roof Replacement** at Tennessee State University in Nashville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$135,000.00
SBC Project No. 166/001-01-2010

- 2) Approved a project and acknowledgment of source of funding for **Watson Hall Improvements** at Tennessee State University in Nashville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$900,000.00
SBC Project No. 166/001-02-2010

University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$350,000.00 to \$1,075,000.00 (a \$725,000.00 increase) and acknowledgement of source of funding for **Jones and Brister Hall HVAC Improvements** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost \$1,075,000.00
SBC Project No. 166/007-09-2009

Motlow State Community College, Lynchburg

- 1) Approved a request for a revision in estimated project cost and funding from \$10,092,500.00 to \$10,380,000.00 (a \$287,500.00 increase) and acknowledgment of source of funding of the project for **Library Building** at Motlow State Community College in Lynchburg, Tennessee.

Revised Estimated Project Cost: \$10,380,000.00
SBC Project No. 166/021-01-1992

Pellissippi State Community College, Knoxville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$18,275,000.00 to \$19,384,050.00 (a \$1,109,050.00 increase) and acknowledgement of source of funding for **Blount County Center Improvements** at Pellissippi State Community College in Knoxville, Tennessee.

Revised Estimated Project Cost \$20,930,000.00
SBC Project No. 166/032-03-2007

Roane State Community College, Harriman, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$420,000.00 to \$610,000.00 (a \$190,000.00 increase), and acknowledgment of source of funding for **Fire Alarm System Modernization** at Roane State Community College in Harriman, Tennessee. Comptroller Wilson commented that these are residual funds, indicating that this particular project has not been approved by the General Assembly. He said, in the future, he has asked that these funds be identified, when used, in order to be able to monitor them. Mr. Fitts responded that they would do so.

Revised Estimated Project Cost: \$610,000.00
SBC Project No. 166/027-01-2009

Volunteer State Community College, Gallatin, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,695,000.00 to \$2,095,000.00 (a \$400,000.00 increase), and acknowledgment of source of funding for **Parking & Sidewalk Repair/Replacement** at Volunteer State Community College in Gallatin, Tennessee.

Revised Estimated Project Cost: \$2,095,000.00
SBC Project No. 166/025-01-2007

East Tennessee State University, Johnson City, Tennessee

- 1) Approved the Early Design Phase of a project for **CoM Student Center** at East Tennessee State University in Johnson City, Tennessee, as presented by Fisher + Associates.

Estimated Project Cost \$1,280,000.00
SBC Project No. 166/005-04-2009

Discussion of Bids

- 1) **East Tennessee State University, Johnson City**
(Building Envelope and Window Repairs)
SBC Project No. 166/005-08-2009
Bid date: 03-31-2010
SBC Action: No action required

- 2) **Chattanooga State Community College, Chattanooga**
(Allied Health Facilities Improvements)
SBC Project No. 166/012-03-2005
Bid date: 03-31-2010
SBC Action: No action required
- 3) **Pellissippi State Community College, Knoxville**
(Hardin Valley Modular Classroom)
SBC Project No. 166/032-01-2009
Bid date: 03-31-2010
SBC Action: No action required
- 4) **East Tennessee State University, Johnson City**
(Nell Dossett Renovation)
SBC Project No. 166/005-05-2009
Bid date: 04-07-2010
SBC Action: Referred to the Subcommittee with authority to act
- 5) **Tennessee Technological University, Cookeville**
(Crawford Hall Roof Replacement)
SBC Project No. 166/011-01-2009
Bid date: 04-07-2010
SBC Action: Referred to the Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

12:45 p.m.

SPECIAL ITEMS

- 1) Approved a request to cancel the following projects, pursuant to Legislative action in FY 2009:

- A. **Fall Branch Highway Patrol**
(HVAC Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 502/048-01-2008

- B. **William R. Snodgrass Tennessee Tower**
(Air Handler Replacement)
Estimated Project Cost: \$600,000.00
SBC Project No. 529/079-03-2007

- C. **Foster Avenue Complex**
(Mechanical Upgrade)
Estimated Project Cost: \$250,000.00
SBC Project No. 529/021-01-2004

- D. **Chattanooga State Office Building**
(Elevator Upgrade)
Estimated Project Cost: \$1,150,000.00
SBC Project No. 460/005-01-2008

- E. **Knoxville State Plaza**
(Interior Modifications)
Estimated Project Cost: \$600,000.00
SBC Project No. 526/010-01-2007

STATEWIDE

- 1) Approved cancellation of a request to issue an RFP for **Emergency Restoration Services**.
SBC Project No. 529/000-01-2009

- 2) Approved a request to award a contract to Faithful-Gould, Inc. as a result of the RFP process and approval to allocate funding in the amount of \$850,000.00 for **Management Assistance** to assist the State's procurement agencies with the administration of capital initiatives.

Estimated Project Cost: \$850,000.00

SBC Project No. 529/000-05-2008

PIEDMONT NASHVILLE GAS BUILDING, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a revision in funding and acknowledgment of the source of funding from \$1,450,000.00 to \$2,300,000.00 (\$850,000.00 increase) for **Interior Renovation** at Piedmont Nashville Gas Building, Nashville, Tennessee.

Estimated Project Cost: \$1,450,000.00

SBC Project No. 529/012-01-2009

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 11, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT

- 1) **Department of Transportation – Region 3**
(Renovate Office/Garages)
- | | |
|-----------------------|-----------------|
| Change Order No. | 6 |
| Contract Amount: | \$1,795,080.00 |
| Change Order Amount: | \$4,850.21 |
| Change Order Percent: | .27 |
| Cumulative Percent | 11.79 |
| SBC Project No. | 247/000-01-2004 |
- 2) **Tennessee School for the Deaf**
(Old Gym Update)
- | | |
|-----------------------|-----------------|
| Change Order No. | 11 |
| Contract Amount | \$3,657,034.00 |
| Change Order Amount: | \$51,342.59 |
| Change Order Percent: | 1.50 |
| Cumulative Percent | 14.6 |
| SBC Project No. | 168/007-01-2003 |
- 3) **Tennessee State University**
(Clement Hall Allied Health Renovation)
- | | |
|-----------------------|-----------------|
| Change Order No. | 12 |
| Contract Amount: | \$1,189,929.00 |
| Change Order Amount: | \$16,001.48 |
| Change Order Percent: | 1.34 |
| Cumulative Percent | 18.68 |
| SBC Project No. | 166/001-05-2005 |
- 4) **TN School for the Blind**
(Gym Renovation)
- | | |
|-----------------------|-----------------|
| Change Order No. | 8 |
| Contract Amount: | \$554,980.00 |
| Change Order Amount: | \$78,320.12 |
| Change Order Percent: | 14.11 |
| Cumulative Percent | 41.24 |
| SBC Project No. | 168/005-01-2005 |

- 5) **University of Memphis**
 (Recreation & Fitness Renovations)
 Change Order No. 4
 Contract Amount: \$479,000.00
 Change Order Amount: \$23,878.28
 Change Order Percent: 4.99
 Cumulative Percent 14.07
 SBC Project No. 166/007-03-2000

DESIGNER SELECTION LIST

- 1) Referred the designer selections to the Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on February 22, 2010.

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There being no further business, the meeting adjourned at 12:50 p.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration